



Village at Dadeland – Roof Replacement Project

7/17/2024

Bid Comparison Analysis:

We have reviewed the bids for the Village at Dadeland Condominium Roof Replacement Project, and we have the following comments.

General Conditions.

1. A+E Brothers is the lowest bidder for the general conditions section with a total of \$33,000.
2. Millenium is the second lowest bidder for the general conditions section with a total of \$175,229.62.
3. Advanced Roofing is the second lowest bidder for the general conditions section with a total of \$429,700.98. Two things of note are that they have the lowest bond rate at 1%. Moreover, in their total for this section, they included the bond amount.
4. Best Roofing for the general condition is the highest bidder.

Flat Roof Replacement (TPO and Polyiso Tapered Insulation)

1. Millenium Roofing is the lowest bidder for the Flat Roof Replacement section, with a total of \$1,565,331.00.
2. A+E is the second-lowest bidder for the Flat Roof Replacement section, with a total of \$2,756,288.00. There are multiple minor inaccuracies with the math.
3. Best Roofing is the 3rd Lowest bidder for the Flat Roof Replacement section with a total of \$3,064,783.84. However, something of note is that they had difficulty in filling out the bid form as directed; the unit cost for each building was not provided by Best.
4. Advance Roofing is the highest bidder for this section, Flat Roof Replacement is almost three and a half times higher compared to the lowest bidder. Their total for this section was \$5,270,586.33.

Steep Roof Replacement

1. Millenium Roofing is the lowest bidder for the Steep Roof Replacement section, with a total of \$652,400.00.
2. Best Roofing is the 2nd Lowest bidder for the Steep Roof Replacement section with a total of \$883,524.34. However, something of note is that they had difficulty filling in the form as directed; the unit cost for each building was not provided.



3. Advance Roofing is the 2nd highest bidder for this section, Steep Roof Replacement, with a total of \$1,357,387.73. Moreover, they have a small math error in line item SR01.
4. A+E brothers is the highest bidder in this section, with double in every line item comparatively from the lowest bidder with a total of \$1,676,595.25. However, something to note is that they have included roof work/maintenance in this section. Additionally, there are inaccuracies in several of their line items.

Roof Works/Maintenance

1. The lowest bidder in the Roof Works/Maintenance is Millenium, with a total of \$256,298.50.
2. The second lowest is Best Roofing with a total for the Roof Works/Maintenance section of \$298,817.31.
3. A+E Brothers have the second highest price for this section with a total of \$447,785.00.
4. The Highest bidder is Advanced Roofing with a total of \$677,816.22. Additionally, they had a small math error in their calculations, and they included the transitional roof flashing for the residential buildings in the roof replacement sections.

Unit Price Work Items

1. The lowest bidder in the Unit Price Work Items is A+E Brothers with a total of \$378,240.00.
2. The second lowest bidder in the Unit Price Work Items is Millenium Roofing with a total of \$642,870.00.
3. The second highest bidder in the Unit Price Work Items section is Best Roofing with a total of \$1,259,543.72. A thing of note is that they included Soffit Vent Replacement in the Soffit Replacement.
4. The highest bidder in the Unit Price Work Items is Advanced Roofing with a total of \$1,326,710.00.

Days of Construction

1. Millenium seems to be much faster than the other bidders with a total of 6 to 9 months calendar days and they would begin 2 weeks after the permit has been approved deposited and received.
2. A+E Brothers is the second stating that they would finish within 240 calendar days and begin on August 1st, 2024.



3. Best Roofing states it can finish in 270 calendar days, and they would begin 10 weeks after the permit has been approved, they have received a deposit, and received.
4. Advanced Roofing will begin the project at the end of August and has a total of 450 calendar days.

Electrical Allowance

1. Best Roofing excluded their electrical allowance and left the basic allowance of \$2500 to cover the cost of incidental electrical work, which is obligatory with the bid.
2. A+E Brother Roofing has provided an electrical hourly rate of \$60 an hour with a 20% markup.
3. Millennium Roofing has provided a \$75 per electrical hourly rate, and has a 15% Markup, which is average, and makes it the lowest of all bidders in this section.
4. Advance Roofing has provided a \$85 electrical hourly rate and a Markup.

Overall Analysis and Remarks

We adjusted some of the quantities for the Roof Work/Maintenance Work Items to reflect the expected quantities for those items. The final numbers for each bidder have been updated to reflect the increase.

- 1. The lowest bid is Millenium Roofing at a total of \$3,273,329.10.**
2. The second lowest bid is A+E Brothers with a total of \$5,441,131.25. They have been very responsive and submitted their information promptly even though initially they did not submit an electronic bid. Moreover, they have a \$3000 discrepancy that is not evident where it originates from.
3. The second highest bid is Best Roofing with a total of \$6,094,212.85. However, there is almost a \$1.4 Million Dollar difference between the two. We are still waiting for an updated bid from them on a few Work Items. Although we have had frequent communication with Best it has been difficult for them to submit a complete bid.
- 4. The highest bid overall is Advanced Roofing with a total of \$9,062,201.26, almost triple the total amount from the lowest bidder.**

Please advise if the Association would like O&S to reach out to any of the bidders for more information and clarification or if the Association would like to interview any of the bidders.